

## 23/516-518 Moreland Road, Brunswick West Vic 3055



**2 Bed 1 Bath 1 Car**  
**Property Type:** Townhouse  
**Indicative Selling Price**  
 \$565,000  
**Median House Price**  
 Year ending December 2023:  
 \$470,000

## Comparable Properties



### 29/516-518 Moreland Road, Brunswick West 3055 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$590,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Renovated two bed townhouse in the same block.



### 9/6 Mclean Street, Brunswick West 3055 (REI/VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 22/12/2023  
**Property Type:** Unit  
**Agent Comments:** Two bedroom brick unit, comparable accommodation.



### 2/2 Waxman Parade, Brunswick West 3055 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$549,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** Unit  
**Agent Comments:** Two bedroom villa unit, comparable accommodation.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

23/516-518 Moreland Road, Brunswick West Vic 3055

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$565,000

#### Median sale price

Median price

\$470,000

Unit

x

Suburb

Brunswick West

Period - From

01/01/2023

to

31/12/2023

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
29/516-518 Moreland Road, BRUNSWICK WEST 3055	\$590,000	24/02/2024
9/6 McLean Street, BRUNSWICK WEST 3055	\$560,000	22/12/2023
2/2 Waxman Parade, BRUNSWICK WEST 3055	\$549,000	24/02/2024

This Statement of Information was prepared on:

13/03/2024 09:22